

S U M M A R Y

FILE NO.	2238	Thomas Guide Map No.	745
		Date Received:	07/31/06
		Date Completed:	08/02/06
		Date Distributed:	08/01/06
ENTITY	Lakehaven Utility District	Date Filed:	
ACTION	Property Owner Petition for Annexation to Permit Extension of Water Service Area	Expiration 45 Days:	09/14/06
TITLE	Jovita Heights/West Hill Plat Annexation Area	Board Meeting:	08/10/06

Location	The Jovita Heights/West Hill Plat Annexation Area is located within the City of Auburn. The Jovita Heights/West Hill Plat properties are included in the Lakehaven Utility District Comprehensive Water System Plan/Service Area. The northern boundary of the site generally follows South 336 th Street (if extended). The southern boundary of the site is formed by Iowa Drive. The western boundary is generally formed by 56 th Avenue South. The eastern boundary is generally formed by 58 th Avenue South and 59 th Avenue South.
Land Area	18.60 acres (7 parcels)
Current Land Use:	<u>Existing:</u> Vacant land <u>Proposed:</u> Future residential development of 33 single-family homes permitted and planned for this area.
Population	<u>Existing:</u> None <u>Estimated Future:</u> 88 residents
Assessed Valuation	\$486,321.
County Comprehensive Plan Designation/Zoning	Not applicable
City Comprehensive Plan Designation	Low Density Residential
City Zoning Designation	R-2 (Single-Family Residential)
District Comprehensive Plan	The Lakehaven Utility District Comprehensive Plan establishes provisions for water service to the proposed annexation area.
District Franchise	Not applicable.

Urban Growth Area (UGA) The site lies within the Urban Growth Area as defined in the King County Comprehensive Plan.

SEPA Declaration A SEPA Environmental Checklist was prepared and a determination of Non-Significance was issued in June of 2006.

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s) Pete Von Reichbauer

King County: Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)

Cities: Auburn; Algona

Fire Districts: City of Auburn Fire Department; King County Fire District No. 39; King County Fire District No. 31

Water Districts: Soos Creek Water & Sewer District; King County Water District No. 111

Sewer Districts: Soos Creek Water & Sewer District

School District: Federal Way School District No. 210

SUMMARY File No. 2238

The Lakehaven Utility District proposes to annex approximately 18.6 acres within the City of Auburn. The Jovita Heights/West Hill Plat properties are included in the Lakehaven Utility District Comprehensive Water System Plan/Service Area.

The northern boundary of the site generally follows South 336th Street (if extended). The southern boundary of the site is formed by Iowa Drive. The western site boundary is generally formed by 56th Avenue South. The eastern site boundary is generally formed by 58th Avenue South and 59th Avenue South.

The Lakehaven Utility District initiated this annexation proposal based on a petition of the property owner. The property owner is seeking annexation to enable future development of a residential subdivision. With annexation the proposed subdivision would receive access to water services provided by the Lakehaven Utility District. Residents would be able to participate in the governance of the Lakehaven Utility District.

The authority for annexation is derived from RCW 57.24.070 (Annexation of Territory). The District adopted a Resolution to Accept and Approve Annexation in June of 2006.

While the Lakehaven Utility District does not currently provide water service to the Jovita Heights/West Hill Plat Area – as there is no development on this site -- this annexation is being proposed in order to facilitate the future provision of coordinated water services to the Area. Annexation will also provide residents an opportunity to participate in elections for the Lakehaven Utility District.

The Lakehaven Utility District includes the Jovita Heights/West Hill Plat Annexation Area in its Comprehensive Plan. District representatives report that the agency has necessary capacity to provide water service to the Area.

The proposed annexation is reported to be consistent with the State Growth Management Act (RCW 36.70.) More specifically, Lakehaven Utility District representatives report that the proposed annexation conforms to the State Growth Management Act (RCW 36.70A.) For example, the annexation is supported by RCW 36.70A.020 (12), which calls for public services to support permitted development. Annexation would also permit development of primary land uses and corollary public services (e.g., water) envisioned in the Act.

The proposed annexation is reported to address the King County Comprehensive Plan/Countywide Planning Policies. For example, the proposed annexation is consistent with Policies FW-29 – FW-31, CO-1-CO-13 and F-203, which support utility services in Urban Areas as necessary to permit development which provides for public welfare and safety. Water service is also permitted in keeping with environmental protection standards for this Area. Water service to the Jovita Heights/West Hill Plat Area will support effective, economic, efficient land management and for environmental protection for this territory.

The proposed annexation is reported to also address the Auburn Comprehensive Plan. For example, the proposed annexation addresses Policy CF-16 establishing water service requirements for residential communities.

The Jovita Heights/West Hill Plat Annexation reportedly will have no direct effect on Auburn plans and regulations relating to land use designations, zoning, population allocations, or other public facilities/services associated with the proposed annexation to the Lakehaven Utility District. More specifically:

- Under City of Auburn standards, the entirety of the Jovita Heights/West Hill Plat Area is designated for Residential Use. Currently, the Area is undeveloped. New housing of up to 33 units may be permitted in this Annexation Area.

- All future development in the Jovita Heights/West Hill Plat Area would be subject to applicable City of Auburn Land Use plans and regulations. Environmentally sensitive areas would also be preserved under the provisions of this annexation.
- Other public services (e.g., fire service, emergency services) would be provided to the Jovita Heights/West Hill Plat Area by the City of Auburn either directly or by contract with regional service providers.

Lakehaven Utility District representatives report that this Annexation would be consistent with RCW 36.93.180 (Objectives of the Boundary Review Board. For example, the proposed annexation would help to preserve and enhance the community (Objective 1) through the provision of a public service that would enable suitable residential development in the area.

The proposed annexation is also consistent with Objective 2 and Objective 3, which call for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 calling for regular and practical boundaries. The Lakehaven Utility District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District. The addition of Jovita Heights/West Hill Plat properties to the Lakehaven Utility District would provide for more regular service area boundaries thereby permitting more efficient coordinated services. Other properties in the vicinity are now served by Lakehaven Utility District.

The Lakehaven Utility District has planned for funding costs for provision of public water service to the Jovita Heights/West Hill Plat Annexation Area upon request for services. Responsibility for costs associated with extending service to the property will be established by the District and the property owners within the Annexation Area. The District does not anticipate substantial changes to revenue or expenditures with extension of service to the Jovita Heights/West Hill Plat Annexation Area.

Annexation to the Lakehaven Utility District will enable residents of the Jovita Heights/West Hill Plat to obtain access to coordinated services that will protect public health and enhance quality of life in this community.